

# TOWN OF LOS ALTOS HILLS

26379 Fremont Road  
Los Altos Hills, CA 94022  
Phone: (650) 941-7222  
www.losaltoshills.ca.gov



## Basement Ordinance

Effective Date: 9/1/06

### **Sec. 10-1.208 Basement**

"Basement" shall mean a floor level, or portions thereof, which has:

- (1) all portions directly below a building; and
- (2) the finished floor elevation of the building level above shall not be greater than twenty-eight (28") inches above the adjoining natural or finished grade, whichever is lower; and
- (3) have at least 3 sides, or at least 75% of its perimeter length wholly underground.

That side of the basement not wholly underground shall not be located on any side of a lot abutting one side of a road. Daylighted basements shall comply with all height and setback requirements of this ordinance. Basements including cellars and bunkers, which are not located within the footprint of the building above, may be permitted by the Planning Commission when it finds that such structures do not encroach in setbacks, are a minimum of 18 inches below natural grade, are wholly underground except for required exiting, lighting and ventilation and are counted as development area except when placed under a surface already counted as development area.

**Note:** *Daylighted basements shall comply with the Town's grading policy. The Grading Policy is used by staff in evaluating and making recommendations to the Planning Commission and/or City Council regarding site development applications, and as guidance for applicants. Individual sites may dictate a need to deviate from the criteria, to the extent permitted by the Planning Commission and/or City Council.*

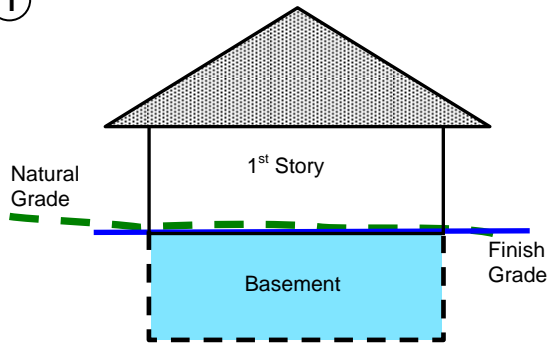
### **Floor Area Definition**

"Floor area" shall mean the gross horizontal area of the several floors of all buildings, including garage space and carport space, measured to the outside of exterior walls. Floor area is counted twice when the vertical distance between the upper surface of the floor, and the upper surface of the floor or the underside of the roof directly above it, is greater than seventeen (17') feet. That portion of an attic is considered floor area when the distance between the upper surface of the attic floor and the underside of the roof above it is seven (7') feet in height. For the purposes of this definition, all attic spaces are considered to have floor surfaces. Area meeting the definition of a basement is exempted from floor area.

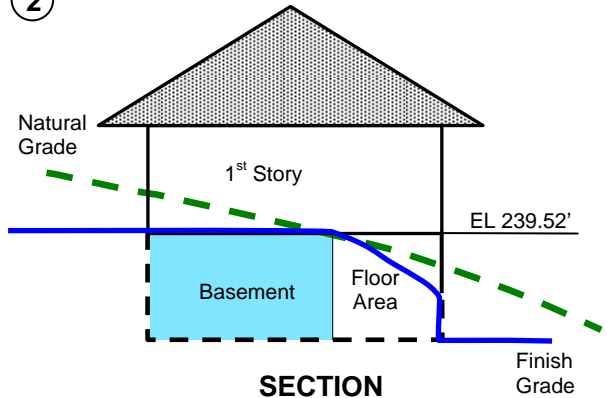
(Effective date: March 7, 2002)

## BASEMENT EXAMPLES

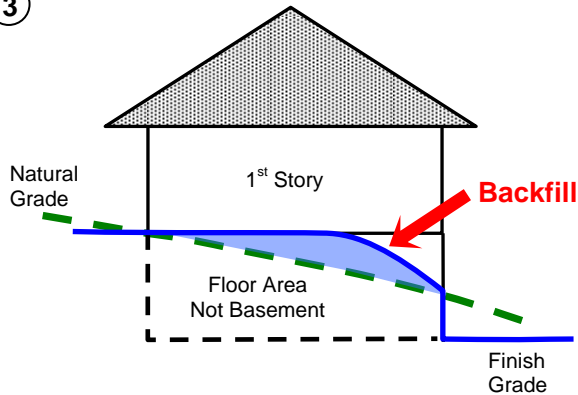
①



②

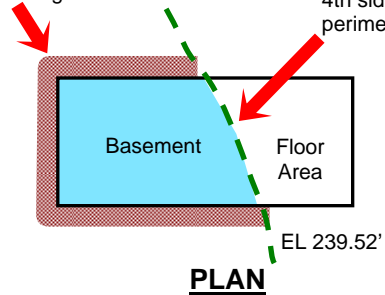


③

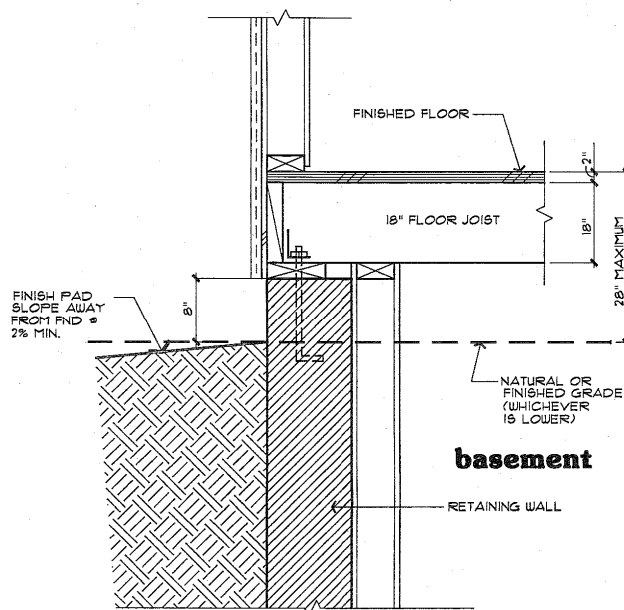


3 sides, or at least  
75% of perimeter length  
wholly underground

4th side or 25% of  
perimeter length



## BASEMENT RETAINING WALL AND FLOOR FRAME DETAIL



Finished floor elevation of the building level above shall not be greater than twenty-eight (28") inches above the adjoining natural or finished grade, whichever is lower.